

117.0

0002

0011.0

Map

Block

Lot

1 of 1

Residential
CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

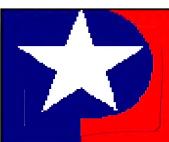
868,900 / 868,900

USE VALUE:

868,900 / 868,900

ASSESSED:

868,900 / 868,900


Patriot
Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
64		DOTHAN ST, ARLINGTON

Legal Description							User Acct
101	6000.000	441,100	7,800	420,000	868,900		
Total Card	0.138	441,100	7,800	420,000	868,900	Entered Lot Size	
Total Parcel	0.138	441,100	7,800	420,000	868,900	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card: 629.64			/Parcel: 629.64	Land Unit Type:	

OWNERSHIP	Unit #:
Owner 1: HAGEN BRETT R	
Owner 2:	
Owner 3:	
Street 1: 64 DOTHAN ST	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

PREVIOUS OWNER
Owner 1: YOUMELL MATTHEW B ETAL/ TRS -
Owner 2: 64 DOTHAN STREET REALTY TRUST -
Street 1: 64 DOTHAN ST
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Aluminum Exterior and 1380 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 2 Above Stree
s Street
t Gas:

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment
4/26/2012 535 Re-Roof 8,750
9/14/2004 870 Fireplac 2,000
2/26/2001 119 Add Bath 9,000 C

ACTIVITY INFORMATION
Date Result By Name
10/20/2020 SQ Returned MM Mary M
9/9/2020 SQ Mailed MM Mary M
9/14/2018 Meas/Inspect CC Chris C
12/13/2008 Meas/Inspect 336 PATRIOT
4/12/2005 Permit Visit BR B Rossignol
11/30/2002 MLS MM Mary M
4/27/2000 Inspected 264 PATRIOT
2/10/2000 Measured 264 PATRIOT
8/30/1993 AS
Sign: VERIFICATION OF VISIT NOT DATA / / /

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Adj Neigh Neigh Neigh Infl Infl 1 % Infl 2 % Infl 3 % Appraised Alt Spec J Fact Use Value Notes
Code Fact PriceUnits Units Factor Value Price Mod Influ
101 One Family 6000 Sq. Ft. Site 0 70. 1.00 6

420,000	420,000

Total AC/HA: 0.13774	Total SF/SM: 6000	Parcel LUC: 101	One Family	Prime NB Desc: ARLINGTON	Total: 420,000	Spl Credit	Total: 420,000
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EXTERIOR INFORMATION

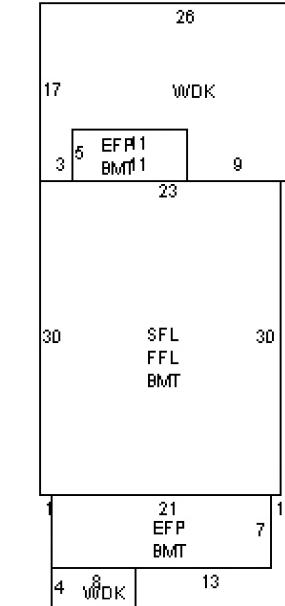
Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	3 - Aluminum	
Sec Wall:		%
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	GRAY	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:	1	Rating: Very Good
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	2	Rating: Fair

COMMENTS

2 OF = SINK AND TOILET IN BMT. GARAGE IS NOW OFFICE SPACE WITH ELECTRIC HEAT AND HW.

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1925
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	
Partition:	S - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond:	GV - Good-VG	10. %
Functional:		%
Economic:		%
Special:		%
Override:		%

Total: 10.8 %

Basic \$ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	1.34972990
Adj \$ / SQ:	236.878
Other Features:	88350
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	494470
Depreciation:	53403
Depreciated Total:	441067

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:		Before Depr:	236.88	
Special Features:	0	Val/Su Net:	152.47	
Final Total:	441100	Val/Su SzAd:	319.64	

MOBILE HOME	Make:	Model:	Serial #	Year:	Color:
SPEC FEATURES/YARD ITEMS					

PARCEL ID 117.0-0002-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
31	Barn	D	Y	1	25X24	A	AV	2010	14.00	T	7.2	101			7,800			7,800

More: N Total Yard Items: 7,800 Total Special Features: Total: 7,800

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	892	71.060	63,388						
FFL	First Floor	690	236.880	163,446						
SFL	Second Floor	690	236.880	163,446						
WDK	Deck	419	11.320	4,743						
EFP	Enclos Porch	202	54.940	11,097						
Net Sketched Area:				2,893	Total:	406,120				
Size Ad	1380	Gross Area	2893	FinArea	1380					

IMAGE**AssessPro Patriot Properties, Inc**